

ORDINANCE NO. O-2015-77

AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; BY CHANGING THE ZONING FROM "C-1", LIGHT COMMERCIAL DISTRICT TO "PMXD-1", PLANNED MIXED USE DISTRICT WITH FINAL SITE PLAN ON LOT 11M OF NCB 1660A, ONE LOT CONTAINING APPROXIMATELY 0.96 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF CREST RIDGE DRIVE AND ARBOR RIDGE DRIVE (6961 ARBOR RIDGE DRIVE); DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Tyler, Texas, and the City Council of the City of Tyler, Texas, in compliance with the Charter and the State law with reference to the zoning ordinance of the City of Tyler, Texas, and zoning map, have given requisite notices by publication and otherwise and after holding a due hearing and affording a full and fair hearing to all the property owners, generally and to the persons interested, situated in the affected area and in the vicinity thereof, the City Council is of the opinion that the zoning change should be made as set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:

PART 1: That the following zone change is hereby approved as follows:

I. APPLICATION Z07-15-072

That the following described property, which has heretofore been zoned "C-1", Light Commercial District, shall hereafter bear the zoning classification of "PMXD-1", Planned Mixed Use District with final site plan, to wit:

Lot 11M of NCB 1660A, one lot containing approximately 0.96 acres of land located at the northwest intersection of Crest Ridge Drive and Arbor Ridge Drive (6961 Arbor Ridge Drive), and in accordance with the site plan attached hereto as Exhibit "A" and incorporated herein.

PART 2: That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning.

PART 3: Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this ordinance and same are deemed severable for this purpose.

PART 4: That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine as provided in Section 1-4 of the Tyler Code. Each day such violation shall continue, or be permitted to continue, shall be deemed a separate offense. Since this ordinance has a penalty for violation, it shall not become effective until after its publication in the

newspaper as provided by Section 85 of the Charter of the City of Tyler, Texas, which date is expected to be July 24, 2015.

PASSED AND APPROVED this the 22nd day of July, A.D., 2015.

Edward Moore

EDWARD MOORE, MAYOR PRO TEM
OF THE CITY OF TYLER, TEXAS

ATTEST:

Cassandra Brager
CASSANDRA BRAGER, CITY CLERK



APPROVED:

Deborah G. Pullum

DEBORAH G. PULLUM,
CITY ATTORNEY

COPPER RIDGE LOFTS

ORDINANCE NO. O-2015-77 EXHIBIT "A" SITE PLAN

SITE INFORMATION:
DEVELOPER/OWNER:
Cotton Property Group, LLC
6757 Old Jacksonville, Suite 100
Tyler, TX 75703
936-432-3229

SITE PLAN PREPARED BY:
Cotton Property Group, LLC
3221 Woods Blvd
Tyler, TX 75703
936-432-3229

PROPOSED USE:
Mixed Use - Retail & Restaurant on
lower floor and Residential on
upper floors

PROPERTY DIMENSIONS:
As shown on site plan

LOT/BLK/LOC:
Lot 11-A, BLOCK 1860-A
Coke Hill Unit 4 - 4th Amendment
Recorded in Cosh. E-5846 1748

DUMPSTER LOCATIONS:
As shown on site plan

Notes:
1. All structures shall meet all
design requirements per City of Tyler
UDC

PARKING (SHARED PARKING)
PARKING REQUIRED:
Restaurant: 1:100 = 37
Retail: 1:100 = 22
Residential: 35

PARKING PROVIDED:
Restaurant: 38
Retail: 30
Residential: 58

ACREAGE: 3.065 Acres
CURRENT ZONING: C-1
PROPOSED ZONING: PUDO-1
(Uses to be consistent with City of
Tyler UDC)

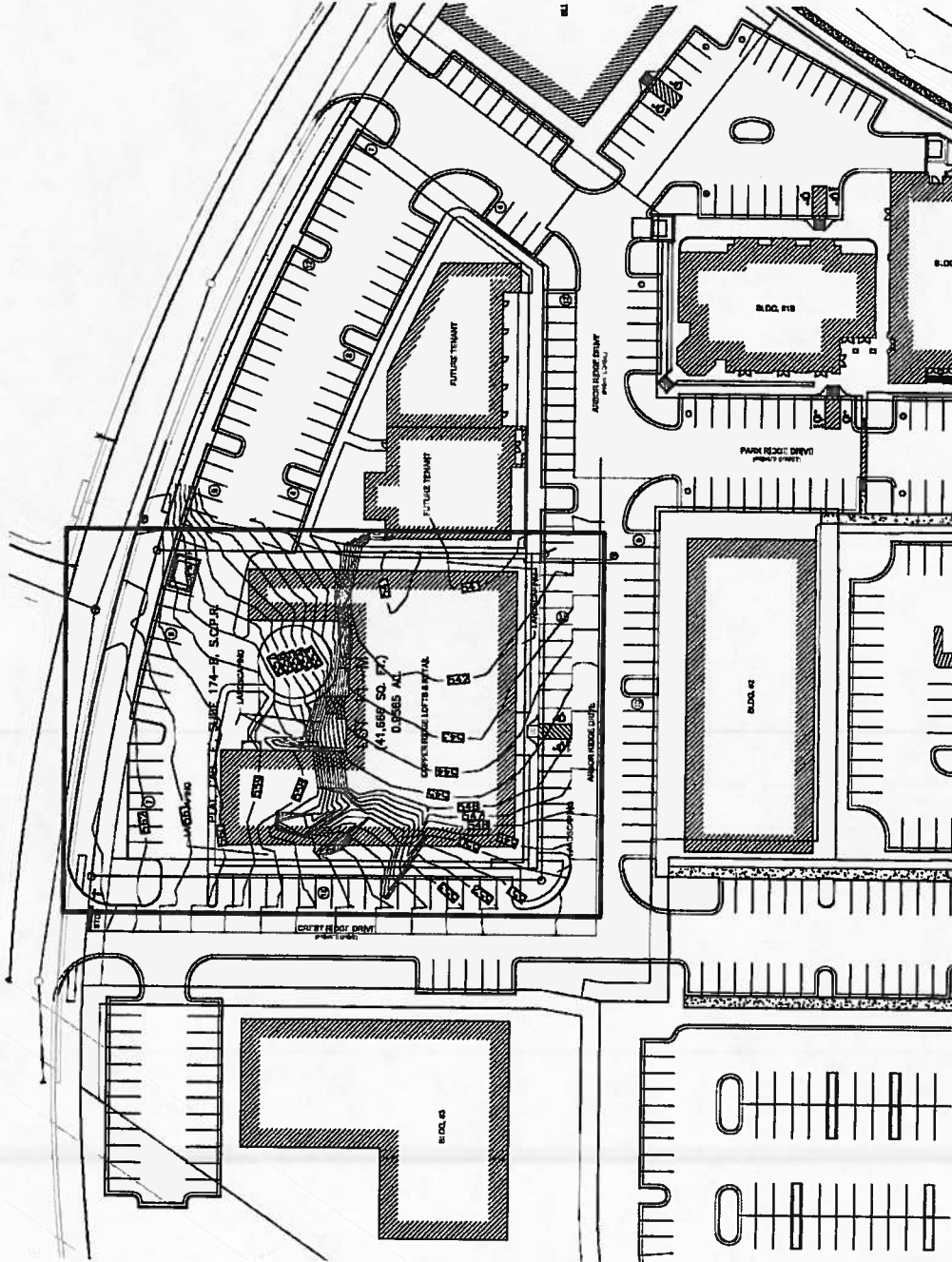
SETBACKS
R1, W & E1 - 10'-0"
S1 - 12'-0"

SIGNAGE: per UDC Sign Chart
Section 10-400, all signs to comply with
Tyler UDC. Free standing signs not to
exceed 100' in area (per sign face) and
15' in height. All signs and locations
determined by Tyler UDC.

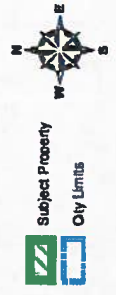
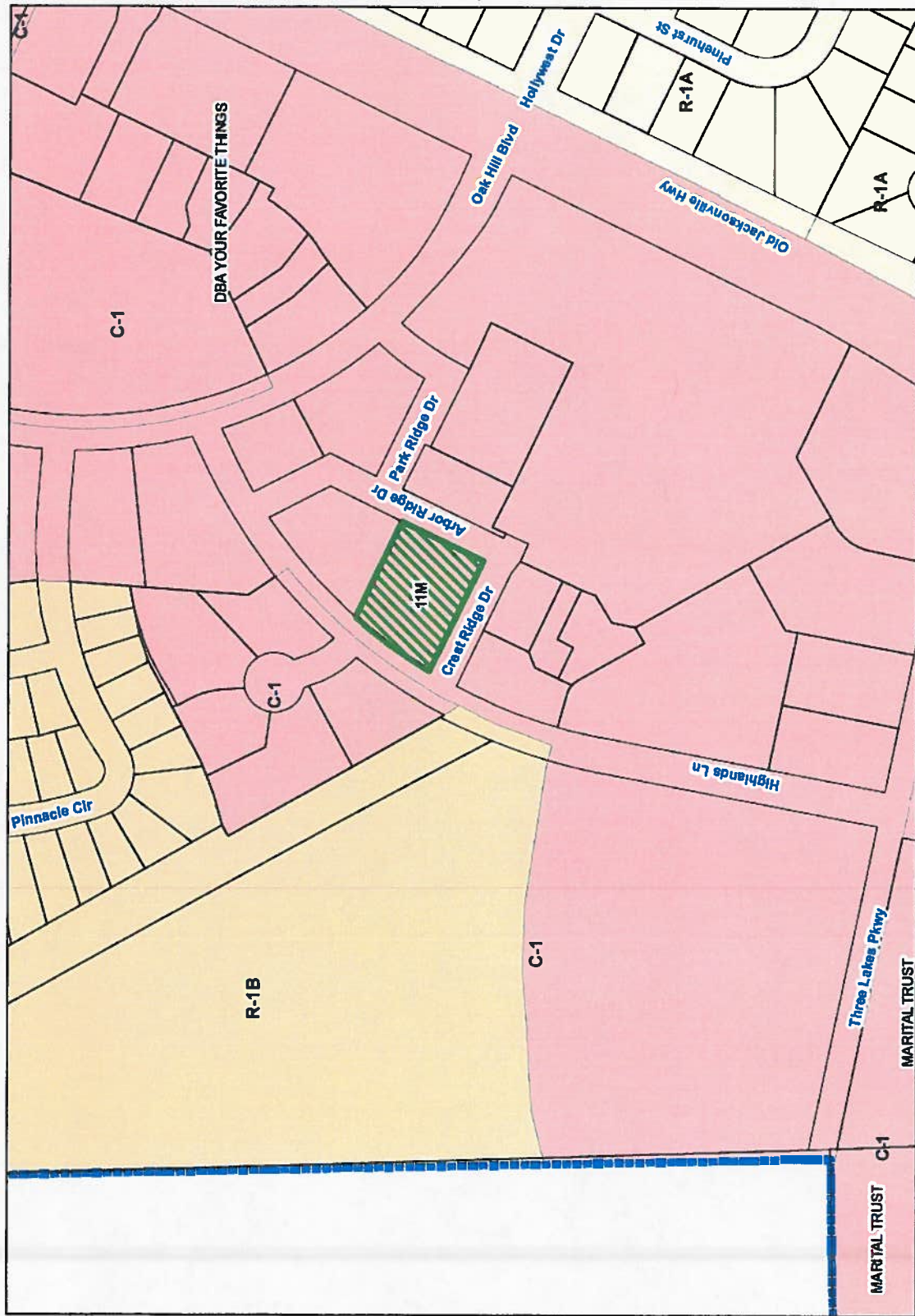
LANDSCAPING: Indicating to meet
or exceed min. requirements per Tyler
UDC



SCALE: 1" = 80'-0"



**ORDINANCE NO. O-2015-77
EXHIBIT "B"
LOCATION MAP**

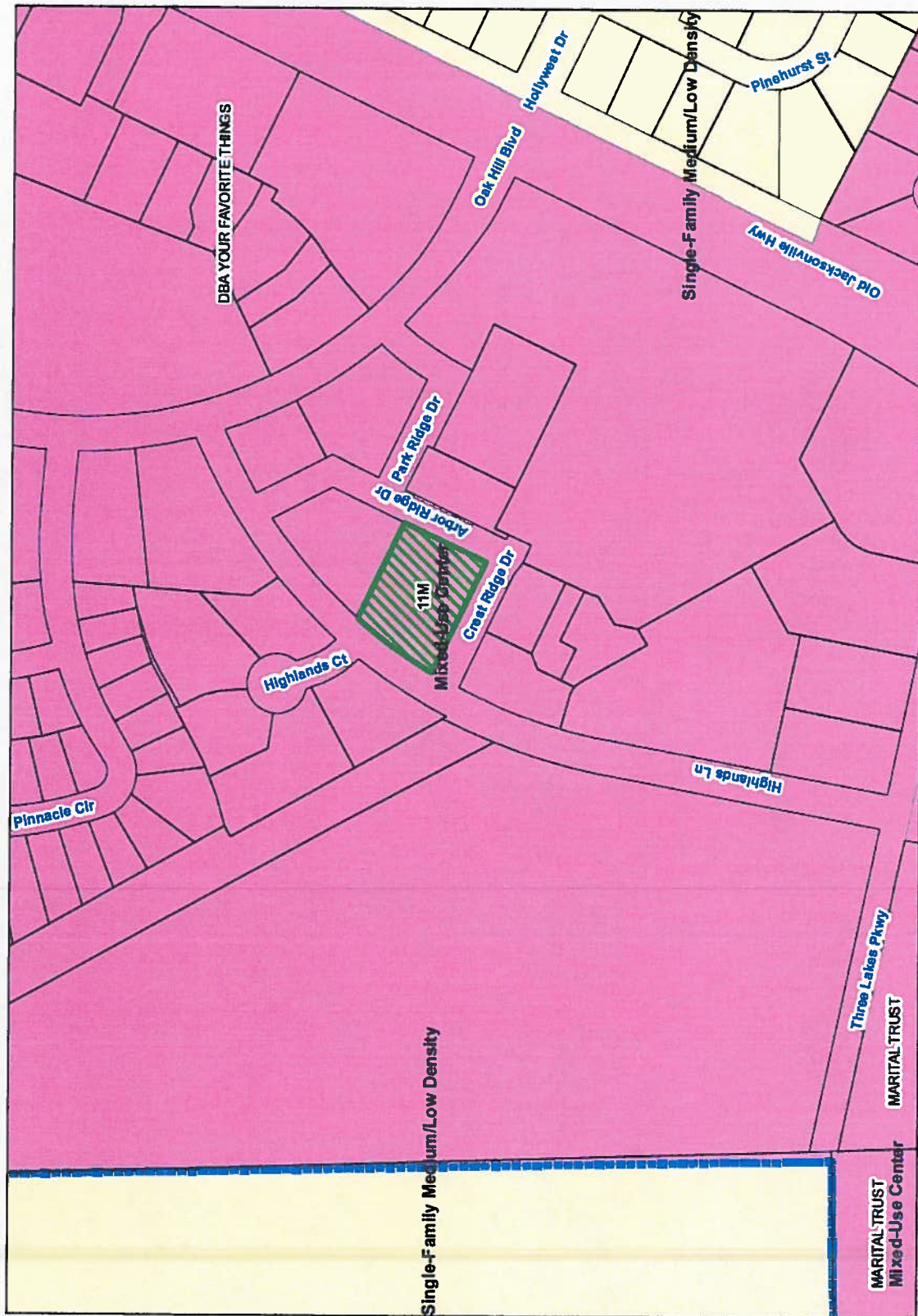


Zoning Case
Zoning Case #: Z07-15-072
Existing Zoning: C-1 Proposed Zoning: PMXD-1
Applicant: Caton Property Group (6961 Arbor Ridge Drive)

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

0 300 600 Feet

ORDINANCE NO. O-2015-77
EXHIBIT "C"
TYLER 1ST FUTURE LAND USE GUIDE



Zoning Case
Zoning Case #: Z07-15-072
Existing Zoning: C-1 Proposed Zoning: PMXD-1
Applicant: Caton Property Group (6961 Arbor Ridge Drive)

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

300 0 300 Feet

